

## Executive Summary

245AC Residential Site  
 Thomaston, Georgia  
 Drive time: 30, 60, 90 minute radii

Prepared by Esri

Latitude: 32.86449

Longitude: -84.34418

	30 minutes	60 minutes	90 minutes
<b>Population</b>			
2010 Population	52,559	477,567	2,309,694
2020 Population	52,065	510,892	2,515,356
2024 Population	53,230	530,092	2,599,494
2029 Population	54,190	543,901	2,665,415
2010-2020 Annual Rate	-0.09%	0.68%	0.86%
2020-2024 Annual Rate	0.52%	0.87%	0.78%
2024-2029 Annual Rate	0.36%	0.52%	0.50%
2020 Male Population	47.4%	48.3%	47.8%
2020 Female Population	52.6%	51.7%	52.2%
2020 Median Age	42.2	39.9	37.7
2024 Male Population	48.4%	49.1%	48.6%
2024 Female Population	51.6%	50.9%	51.4%
2024 Median Age	42.8	40.3	38.4

In the identified area, the current year population is 2,599,494. In 2020, the Census count in the area was 2,515,356. The rate of change since 2020 was 0.78% annually. The five-year projection for the population in the area is 2,665,415 representing a change of 0.50% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 38.4, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	65.3%	55.6%	38.4%
2024 Black Alone	28.5%	34.6%	49.0%
2024 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2024 Asian Alone	0.5%	1.7%	2.4%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	1.3%	2.3%	3.8%
2024 Two or More Races	4.1%	5.5%	5.9%
2024 Hispanic Origin (Any Race)	2.7%	5.4%	7.5%

Persons of Hispanic origin represent 7.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.1 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	63	83	77
2010 Households	19,946	176,178	849,721
2020 Households	20,371	191,898	945,090
2024 Households	21,023	201,012	987,633
2029 Households	21,618	209,045	1,028,078
2010-2020 Annual Rate	0.21%	0.86%	1.07%
2020-2024 Annual Rate	0.74%	1.10%	1.04%
2024-2029 Annual Rate	0.56%	0.79%	0.81%
2024 Average Household Size	2.48	2.58	2.58

The household count in this area has changed from 945,090 in 2020 to 987,633 in the current year, a change of 1.04% annually. The five-year projection of households is 1,028,078, a change of 0.81% annually from the current year total. Average household size is currently 2.58, compared to 2.61 in the year 2020. The number of families in the current year is 651,695 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 05, 2025

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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	22.9%	24.2%	25.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$55,074	\$67,569	\$67,334
2029 Median Household Income	\$65,446	\$80,794	\$80,682
2024-2029 Annual Rate	3.51%	3.64%	3.68%
<b>Average Household Income</b>			
2024 Average Household Income	\$76,006	\$93,054	\$92,161
2029 Average Household Income	\$89,458	\$109,949	\$108,872
2024-2029 Annual Rate	3.31%	3.39%	3.39%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$30,141	\$35,417	\$35,154
2029 Per Capita Income	\$35,826	\$42,432	\$42,141
2024-2029 Annual Rate	3.52%	3.68%	3.69%
<b>GINI Index</b>			
2024 Gini Index	43.6	41.7	41.4
<b>Households by Income</b>			
Current median household income is \$67,334 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$80,682 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$92,161 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$108,872 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$35,154 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$42,141 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2024 Housing Affordability Index	108	101	98
2010 Total Housing Units	22,881	199,075	968,138
2010 Owner Occupied Housing Units	13,708	121,363	548,303
2010 Renter Occupied Housing Units	6,239	54,814	301,418
2010 Vacant Housing Units	2,935	22,897	118,417
2020 Total Housing Units	22,628	209,868	1,032,782
2020 Owner Occupied Housing Units	13,398	128,653	575,889
2020 Renter Occupied Housing Units	6,973	63,245	369,201
2020 Vacant Housing Units	2,253	17,925	87,500
2024 Total Housing Units	23,300	219,519	1,076,055
2024 Owner Occupied Housing Units	14,319	139,441	622,758
2024 Renter Occupied Housing Units	6,704	61,571	364,875
2024 Vacant Housing Units	2,277	18,507	88,422
2029 Total Housing Units	23,875	227,246	1,116,678
2029 Owner Occupied Housing Units	15,387	149,856	665,944
2029 Renter Occupied Housing Units	6,231	59,189	362,134
2029 Vacant Housing Units	2,257	18,201	88,600
<b>Socioeconomic Status Index</b>			
2024 Socioeconomic Status Index	46.7	47.1	46.5

Currently, 57.9% of the 1,076,055 housing units in the area are owner occupied; 33.9%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 1,032,782 housing units in the area and 8.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.97%. Median home value in the area is \$269,741, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.76% annually to \$340,326.

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